

DATE: November 27, 2020

TO: Mayor and Members of Council

FROM: Nick Spensieri, Deputy City Manager, Infrastructure Development

RE: **COMMUNICATION – Committee of the Whole (1) December 1, 2020**

Item 1

**GB (SEVEN VAUGHAN) LIMITED PARTNERSHIP (MELROSE) OPA
FILE OP.19.009 ZBA FILE Z.19.024 DRAFT PLAN OF SUBDIVISION
FILE 19T-V004 SITE PLAN FILE DA.19.075 2851 HWY 7 VICINITY OF
MAPLECRETE ROAD AND HWY 7**

Recommendation

The Deputy City Manager, Infrastructure Development recommends:

1. THAT Recommendation #1 d) of Item No. 1 of the Committee of the Whole Report dated December 1, 2020, with respect to the tower floor plate size permissions, be deleted and replaced with the following:
 - d) An increase to the maximum permitted tower floor plate size from 750 m² as follows:
 - i. Tower A: 972 m² on level 6 only and 815 m² on levels 7 to 34 and;
 - ii. Tower B: 852 m² on levels 4 to 8, and 810 m² on levels 9 to 24.
2. THAT Recommendation #2 b) of Item No. 1 of the Committee of the Whole Report dated December 1, 2020, regarding Section 37 contribution requirements, be deleted and replaced with the following:
 - b) permit the bonusing for increased building height and density for the proposed development on Block 1 as shown on Attachments 5 to 16 in return for the following provision of off-site community benefits totaling \$1,414,135.00 pursuant to the policies of VOP 2010 and the VMCSPP, and the City of Vaughan Guidelines for the Implementation of Section 37 of the Planning Act:
 - i. \$1,000,000.00 related to enhancements to the Edgeley Park and Pond located in the vicinity of Jane Street and Highway 7;

- ii. \$414,135.00 towards a reserve for a future cultural/community hub located within the VMC.

Background

Since the preparation of the report titled “GB (SEVEN VAUGHAN) LIMITED PARTNERSHIP (MELROSE) OPA FILE OP.19.009 ZBA FILE Z.19.024 DRAFT PLAN OF SUBDIVISION FILE 19T-V004 SITE PLAN FILE DA.19.075 2851 HWY 7 VICINITY OF MAPLECRETE ROAD AND HWY 7”, being Item 1 of the December 1, 2020 Committee of the Whole (1), the applicant has revised their architectural plans which require minor increases to the tower floor plate sizes and an increase to the overall project gross floor area (GFA) to accommodate for the building’s mechanical equipment to meet building code requirements.

Specifically, the tower floor plate sizes have been increased by 5 to 6 m² and the overall GFA has been increased from 54,816.72 to 54,900.00 m², representing an uplift of 83.28 m². As a result, the Section 37 contributions for this proposal has been increased from \$1,399,000.00 to \$1,414,135.00, representing an additional \$15,135.00 in exchange for the additional density.

Conclusion

The VMC Program recommends that Council approve the amendments to Recommendations 1 d) and 2 b) as they are considered minor adjustments to the development. These amendments are consistent with the policies of the Provincial Policy Statement 2020, conform to the Provincial Growth Plan (“A Place to Grow – Growth Plan for the Greater Golden Horseshoe, 2019), the York Region Official Plan and the VMCSPP and will facilitate Site Development File DA.19.075.

Prepared By

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Respectfully submitted,



Nick Spensieri
Deputy City Manager, Infrastructure Development

Copy to: Todd Coles, City Clerk